

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 93				
% of Funds Committed	94.37 %	94.61 %	50	95.51 %	34	38	
% of Funds Disbursed	85.55 %	86.79 %	50	87.58 %	37	31	
Leveraging Ratio for Rental Activities	0.93	5.85	75	4.86	5	15	
% of Completed Rental Disbursements to All Rental Commitments***	88.64 %	77.30 %	37	82.17 %	47	36	
% of Completed CHDO Disbursements to All CHDO Reservations***	62.80 %	69.91 %	51	71.17 %	27	27	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	88.22 %	81.87 %	30	81.54 %	75	63	
% of 0-30% AMI Renters to All Renters***	60.58 %	41.12 %	20	45.68 %	90	78	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.12 %	96.50 %	66	96.19 %	20	22	
Overall Ranking:			In State: 45 / 93		Nationally: 31 36		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$42,247	\$36,770		\$27,510	1,961 Units	40.90 %	
Homebuyer Unit	\$41,364	\$21,420		\$15,239	139 Units	2.90 %	
Homeowner-Rehab Unit	\$0	\$27,404		\$20,932	0 Units	0.00 %	
TBRA Unit	(\$3,790)	\$2,249		\$3,121	2,693 Units	56.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Francisco CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.1 %

1.2 %

R.S. Means Cost Index: 1.23

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	26.6	30.9	0.0	25.8
Black/African American:	28.8	3.6	0.0	43.1
Asian:	12.5	53.2	0.0	3.7
American Indian/Alaska Native:	0.8	0.0	0.0	0.3
Native Hawaiian/Pacific Islander:	0.5	0.0	0.0	1.3
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.3
Asian and White:	0.1	0.7	0.0	0.0
Black/African American and White:	0.2	0.0	0.0	0.3
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	8.4	0.0	0.0	2.3
Asian/Pacific Islander:	11.4	0.0	0.0	0.0

ETHNICITY:

Hispanic	10.5	11.5	0.0	22.7
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HOUSEHOLD SIZE:

1 Person:	64.9	38.1	0.0	49.5
2 Persons:	18.0	30.2	0.0	17.4
3 Persons:	9.3	17.3	0.0	14.4
4 Persons:	4.6	13.7	0.0	10.7
5 Persons:	2.1	0.0	0.0	5.7
6 Persons:	1.0	0.7	0.0	1.3
7 Persons:	0.1	0.0	0.0	1.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	56.2	37.4	0.0	34.4
Elderly:	22.6	0.0	0.0	0.3
Related/Single Parent:	13.5	7.9	0.0	30.1
Related/Two Parent:	5.8	14.4	0.0	13.4
Other:	1.9	40.3	0.0	21.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	15.7	0.0 [#]
HOME TBRA:	5.0	
Other:	30.2	
No Assistance:	49.1	

of Section 504 Compliant Units / Completed Units Since 2001 43

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Francisco State: CA Group Rank: 31
 (Percentile)
 State Rank: 45 / 93 PJs Overall Rank: 36
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	88.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	62.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	88.22	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	93.12	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.41	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

